

QUALITY SPECIFICATIONS

SOUTHLAND

GENERAL CONSTRUCTION

FOUNDATIONS & STRUCTURES

- Concrete foundations and structure.

FAÇADES

- Exterior walls made of solid brick, interior walls made of water repellent plastering, thermal-acoustic insulation, and plasterboard.

EXTERIOR RENDERING

- Filleted cement mortar rendering and paint finish, according to the design.
- Stone, synthetic wood, aluminium cladding, and tile cladding, according to the design.

INTERIOR PARTITIONS

- Double plaster board formed by two plates with thermal/acoustic insulation and water resistant in bathrooms and kitchen.

ROOFS

- Non-walk-on roof: waterproof inverted roof with double sheet, insulated with expanded polystyrene panels and finished with gravel.
- Walk-on terrace: waterproofed with double sheet, insulated with polystyrene and finished with large size anti-slip porcelain floor tiles.

INTERIOR FINISHES

VERTICAL WALL SURFACES

- Top quality smooth acrylic paint on plaster boards.
- Walls covered with porcelain tiles and/or marble in bathrooms, according to the design.
- Different models of wallpaper in guest toilet, master dressing room, stairwell wall, living room and entertainment room, according to the design.
- Slats in American walnut over the fireplace. NOTE: The laundry room and the kitchen do not have tiles on the walls.

CEILINGS

- Ceilings made of plasterboards with special registers for air conditioning machines.
- Ceiling of walnut wooden slats in master bathroom, guest toilet and gym toilet, according to the design.

FLOOR TILING

- Large size wood floor on ground floor and level +1.
- Large size porcelain floor tiles on level -1.
- Large size anti-slip porcelain floor tiles on terraces.
- Parquet in the Gym.
- Carpet in the entertainment room and cinema room.
- Cobblestone in garage and cars entrance.

BATHROOM FITTINGS

- Wall mounted toilets with built-in tank and soundproofing by Villeroy & Boch.

In the master bathroom:

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- Sink in marble “Silver Wood Classico” matt finish.
- Taps Hansgrohe Axor UNO and accessories in graphite finish.
- Textured marble matt finish and wooden in smoke oak grey oiled cabinets.
- Bathtub Toro Bath Java in white.
- Shower head white finish in a ceiling box with LED light integrated.

In the guest toilet:

- Natural stone countertop Crema Premium with Zero finish and integrated sink.
- Tap Hansgrohe Axor UNO in graphite finish.

In the rest of the bathrooms:

- Ceramic sinks by Antonio Lupi with white or coloured lacquered finish wall-mounted cabinet and white Silestone vanity top.
- Showers made on site, bath tiling finishes with anti-slip treatment and fixed glass partitions.
- Single handle chrome taps by Treemme.
- Built-in chrome thermostatic shower kit taps by Antonio Lupi.

KITCHEN APPLIANCES

- 1 Gaggenau integrated fridge Vario Serie 400.
- 1 Gaggenau integrated freezer Vario S 400, water & ice dispenser.
- 1 Gaggenau integrated wine-cooler, Vario Serie 400.
- 1 Gaggenau telescopic worktop extractor.
- 1 Gaggenau gas hob.
- 2 Gaggenau integrated ovens.
- 1 Gaggenau compact oven/microwave.
- 1 Gaggenau integrated combi oven/vapor oven.
- 2 Gaggenau integrated warmdrawers.
- 2 Gaggenau totally integrated dishwashers.
- Grohe BlueHome Inox, U formed steel faucet.

LAUNDRY EQUIPMENT

- 2 Miele Free-standing front loaded washing-machines.
- 2 Miele Free-standing heat-pump dryers.
- BlancoSubline 700-U underbuilt silgranite Pura Dur sink.
- BlancoLinus S Vario, Chromed high sout faucet with pull-out hose.

INTERIOR JOINERY

- Interior doors made of high-pressure laminate boards.
- Closets with swing doors made of high-pressure laminate boards, internal divisions, and drawers.

EXTERIOR JOINERY

- Balcony with sliding doors made of lacquered aluminium with thermal break system. • Turn and fixed windows made of lacquered aluminium with thermal break system.
- Exterior reinforced main door made of lacquered aluminium with thermal break system, fixed side glass and vertical aluminium slats.
- Double security glazing in exterior joinery.
- Exterior handrails made of transparent laminated tempered security glass, according to the design.

Note: These specifications are indicated only for description purposes and are subject to changes or modifications due to technical or legal reasons, without diminishing the quality.

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- Garage and pedestrian door made of top-quality aluminium panel with automatic opening system.

INSTALLATIONS

ELECTRICITY AND TELECOMMUNICATIONS

- High voltage installation in accordance with R.E.B.T. standards with individual circuits.
- Top quality sockets and switches by Simon.
- Telephone sockets, terrestrial and satellite TV in living room, kitchen, and bedrooms by Simon.

HVAC, AIR CONDITIONING AND HEATING

- Air conditioning and underfloor heating: aerothermal system with high energy efficiency Altherma by Daikin, with solar support system.

PLUMBING-SEWAGE

- Water distribution with reticulated polyethylene pipe and cut-off valves in every humid room and individual ones per device.

MECHANICAL VENTILATION

- Dual-Flow Mechanical Ventilation system with heat recovery.

OUTDOOR AREAS

GARDENS

- Mediterranean landscaping and gardening, according to landscape project.

OUTDOOR LIGHTING

- Lighting in garden areas

IRRIGATION

- Irrigation system in garden areas.

SWIMMING POOL & JACUZZI

- Private pool & jacuzzi with large size anti-slip porcelain tiles, salt filtering system and lighting.
- Jacuzzi with heat pump for heating the water.
- Pool with pre-installation of heat pump